



CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW  
COMMISSION

Agenda

March 11, 2013

City of Whitewater Municipal Building  
312 W. Whitewater St., Whitewater, Wisconsin

6:00 p.m.

1.	Call to order and Roll Call.
2.	<b>Hearing of Citizen Comments.</b> No formal Plan Commission Action will be taken during this meeting, although issues raised may become a part of a future agenda. Specific items listed on the agenda may not be discussed at this time; however citizens are invited to speak to those specific issues at the time the Plan Commission discusses that particular item.
3.	Review minutes of February 11, 2013.
4.	Conceptual review of a proposed renovation of the Nelson Salisbury Historic House located at 404 W. North Street into offices/meeting rooms and a caretaker apartment for Dr. Suzanne Popke.
5.	Continue the public hearing for the consideration of a conditional use permit for the construction of a 1144 sq. ft. detached garage with porch to be located at 826 W. Walworth Ave. for C. A. Pope. (This is 340 sq. ft. more than the maximum size (800 sq. ft.) allowed for a detached accessory structure.)
6.	Information Items: a. Update on Zoning Rewrite. b. Possible future agenda items. c. Next regular Plan Commission Meeting – April 8, 2013
7.	Adjournment.

Anyone requiring special arrangements is asked to call the Zoning and Planning Office 24 hours prior to the meeting. Those wishing to weigh in on any of the above-mentioned agenda items but unable to attend the meeting are asked to send their comments to c/o Neighborhood Services Manager, 312 W. Whitewater Street, Whitewater, WI, 53190 or [jwegner@whitewater-wi.gov](mailto:jwegner@whitewater-wi.gov).

The City of Whitewater website is: [whitewater-wi.gov](http://whitewater-wi.gov)

CITY OF WHITEWATER  
PLAN AND ARCHITECTURAL REVIEW COMMISSION  
Whitewater Municipal Building Community Room  
February 11, 2013

**ABSTRACTS/SYNOPSIS OF THE ESSENTIAL ELEMENTS OF THE OFFICIAL  
ACTIONS OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION**

**Call to order and roll call.**

Chairperson Meyer called the meeting of the Plan and Architectural Review Commission to order at 6:00 p.m.

Present: Greg Meyer, Lynn Binnie, Karen Coburn, Bruce Parker, Jacob Henley, Cort Hartmann.

Absent: Rod Dalee.

Others: Wallace McDonell (City Attorney), Latisha Birkeland (Neighborhood Services Manager/City Planner).

**Hearing of Citizen Comments.** Dr. Suzanne Popke, a resident in the Town of Coldspring, wanted the Plan Commission to know that she plans to renovate the Nelson Salisbury House at 404 W. North Street. She would like to keep the home as historically correct as possible. She has been in contact with the Landmarks Commission and the Building Inspector. City Planner Latisha Birkeland has her preliminary conceptual plans. She plans to have her project conceptually reviewed by the Plan Commission at the March 11, 2013 meeting.

**Approval of the Plan Commission Minutes.** Moved by Binnie and seconded by Coburn to approve the Plan Commission minutes of December 10, 2012 and January 14, 2013 meetings. Motion was approved by unanimous voice vote.

**Review the proposed certified survey map for the expansion of the property located at 736 E. Executive Drive; Review the proposed construction of a 9000 sq. ft. addition for a raw materials warehouse to be located at 736 E. Executive Drive; and to hold a public hearing for the consideration of a conditional use permit for the construction of a 54 ft. x 36 ft. (1944 sq. ft.) detached garage to be located on the northeast corner of the property at 736 E. Executive Drive for Trostel Ltd.** Chairperson Meyer opened the public hearing. City Planner Birkeland explained that there were three items to look at for Trostel at 736 E. Executive Drive. Trostel is looking to extend their building with an addition that will be dedicated to a storage room. The outside storage will be removed. The yard requirements have been met for the M-1 Zoning District. This parcel will be located in both Jefferson and Walworth County. Plan Commission decision will be contingent upon the sale of the 1 acre parcel to Trostel. They are also asking for a conditional use permit for a detached accessory structure larger than 800 sq. ft. for the storage of vehicles and other equipment. Their plans have an increased amount of hard surface and they are under the requirement for deciduous trees by three trees, but they have exceeded the landscaping requirements by over 500 points. Instead of extending the berm along N. Newcomb Street, they added a lot of landscaping to screen the building from Newcomb Street. The photo metrics have been met by the height of the poles and the amount of light spill over at the property line. As far as drainage on this property, there will be under one acre of land disturbed so they will not need a stormwater management plan or permit.

Jeff Knight, Chairperson of the Community Development Authority (CDA), was at the meeting on behalf of the CDA Director Pat Cannon. He explained that the CDA has worked very closely with Trostel. The 1 acre parcel that Trostel will be acquiring is part of a larger parcel. The large parcel will have a common drainage system – region-wide storm water drainage that will be solved long term. Phase 2 of this project will create 16 new jobs over the next three years. The CDA strongly recommended that the Plan Commission support this project to continue this type of positive growth.

Bob Neumann, Architect for the project, and Jayson Irwin and Ross Lund from Trostel were present at the meeting to answer any questions. Their only concern with the conditions of approval was for the berm. Bob Neumann explained that it would be a financial hardship to extend the berm as all the dirt needed for this project is being imported. Their best solution was to install landscaping to give the screening needed.

Chairperson Meyer asked for any public comment. There was none.

When asked about adding trees to the north and northwest sides of the building, City Planner Birkeland stated that trees were provided on the new landscape plan, so condition #4 under “Addition” would be amended by removing the first sentence “Eleven additional large deciduous trees are to be added to the site”. The first item under “CUP – Detached Accessory Structure” for the addition of some trees to the north and northwest side of the accessory structure would also be deleted.

Mark Lilly asked about how the truck traffic would be handled and what the pole building would be used for.

Bob Neumann explained that the docks would be moved to the east side of the building, so all parked trucks will be pointing east instead of north.

Jayson Irwin explained that there would be less truck traffic as there would be no double handling of materials because it would all be stored in the warehouse area. The storage facility will be used to store a truck and a smaller van for moving materials and to store other smaller equipment when it is not in use.

Chairperson Meyer closed the public hearing.

Moved by Binnie and Parker to approve the proposed certified survey map, the construction of a 9000 sq. ft. addition for a raw materials warehouse and a conditional use permit for the construction of a detached accessory structure (54 ft. x 36 ft.) for Trostel LTD at 736 E. Executive Drive with the conditions of the City Planner and City Engineer excluding the requirement for the berm. (See attached approvals and Engineer report.) Aye: Meyer, Binnie, Coburn, Parker, Henley, Hartman. No: None. Absent: Dalee. Motion approved by unanimous roll call vote.

**Public hearing for the consideration of a conditional use permit for the construction of a 1560 sq. ft. detached garage with porch to be located at 826 W. Walworth Ave. for C. A. Pope. (This is 760 sq. ft. more than the maximum size (800 sq. ft.) allowed for a detached accessory structure.)**

Chairperson Meyer opened the public hearing for consideration of a conditional use permit for the construction of a 1560 sq. ft. detached garage with a porch to be located at 826 W. Walworth Ave. for C.A. Pope.

City Planner Birkeland first explained that there had been a miscalculation of the size of the building. The building is 1,448 sq. ft., plus the porch area of 112 sq. ft. for a total of 1560 sq. ft. The height requirement of the building has been met. The proposed accessory structure exceeds the 10 % lot coverage of the side and rear yard open space area and the 800 sq. ft. maximum size for accessory

structures. City staff does not recommend approval of the conditional use permit. If the Plan Commission approves the conditional use permit, the zoning ordinance for accessory structures should be looked at to make sure it is what the City wants.

Plan Commission Member Binnie asked about it being looked at with the Zoning Rewrite. Binnie asked if the Plan Commission could defer action. Staff could research what other communities have for requirements for accessory structures.

City Planner Birkeland stated she would give the information on accessory structures to Graef to review. When asked how long before the Zoning Rewrite is completed, Birkeland stated that the notices for the proposal would most likely be early to late fall. City Council and Plan Commission will have a couple special meetings prior to that.

City Attorney McDonell stated that if this proposal is not approved, Craig Pope could come back any time with a new proposal. He would just need to re-apply with a new application and fee.

Plan Commission Member Coburn stated that it was nice to see something being done with the house. She felt that endorsing the size of the accessory structure would not be fair to others.

Craig Pope showed the Plan Commission pictures of the restoration of the civil war era home. The garage will have two different roof lines. There will be lower roof line and shutters on the porch area. The garage will have Dutch lap siding to give it the period look. Pope stated that he needs the storage space for his woodworking equipment and the old 1949 GMC pickup truck he is restoring. He stated that the garage provides a buffer between the neighbors and the gas station.

Chairperson Meyer asked for any public comment. There was no comment. Chairperson Meyer closed the public hearing.

The Plan Commission voiced concerns of: the fencing, with two adjacent driveways, would require 15 foot vision triangles on each side; the neighboring property back yard would be facing a 60 foot wall; it would be nice to have the Zoning Rewrite Committee look at the ordinance for accessory structures; would like to see the building downsized, possibly take a bay out to make it smaller; keep the fence away from the alley for snow plowing reasons; Plan Commission wait to make a decision until it goes through the Zoning Rewrite Committee: appreciate what Craig Pope is doing; homes are small in this area, the house makes the garage look huge; if one bay of the garage was removed, the garage would be approximately 1,000 sq. ft. which could be a potential compromise. One bay is approximately 464 sq. ft. Being over the 10% coverage by 299 sq. ft. is not fair to anyone else. How far can the proposed garage be reduced and still approved?

City Attorney McDonell explained that planning on the fly can only be done if the applicant agrees to it. Other options include the Plan Commission approving the conditional use permit with a specific sq. ft., subject to City Planner Birkeland's approval of the final design; or Plan Commission could approve with conditions of what can and cannot be done.

Moved by Henley and Hartmann to table the proposal for Craig Pope to come back with new plans with the accessory structure at about 1000 sq. ft. Notices are to be sent to neighboring property owners (300 ft.). Aye: Meyer, Binnie, Coburn, Parker, Henley, Hartman. No: None. Absent: Dalee. Motion approved by unanimous roll call vote.

### **Informational Items:**

**Zoning Rewrite.** City Planner Latisha Birkeland announced that at the last meeting of the Zoning Rewrite Committee they discussed commercial, industrial, and manufacturing zoning districts. The consultant will make the proposed changes and send it out to the Zoning Rewrite Steering Committee with the track changes in Word, at least two weeks prior to the next meeting so the committee has time to review the changes.

**Future agenda items.** City Planner Latisha Birkeland stated that the Plan Commission may have 2 items for the March 11, 2013 Plan Commission meeting: Conceptual review for the proposal for 404 W. North Street and Craig Pope's revised proposal for 826 W. Walworth Ave.

### **Next regular Plan Commission meeting – March 11, 2013.**

Moved by Hartmann and seconded by Henley to adjourn the meeting. Motion approved by unanimous voice vote. The meeting adjourned at approximately 7:25 p.m.

---

Chairperson Greg Meyer



Neighborhood Services Department  
*Planning, Zoning, Code Enforcement, GIS  
and Building Inspections*

[www.whitewater-wi.gov](http://www.whitewater-wi.gov)  
Telephone: (262) 473-0540

---

## Certified Survey Map

Plan Commission Meeting Date: February 11, 2013  
Property Owner: Trostel Ltd.  
Applicant: Jayson Irwin  
Property ID Number: /A2089 00001  
Property Address: 736 E. Executive Drive  
Whitewater, WI 53190

**REGARDING:** An approval for a Certified Survey Map for a land division to add one acre of land to the north of the existing property.

Approved subject to the following conditions:

1. The applicant shall comply with all attached City Engineer comments dated 1/25/2013.
2. The applicant shall provide the legal descriptions and other input for the Release of the Utility Easement along the existing property line.
3. The one-acre land purchase with the City of Whitewater and the CSM shall be recorded prior to building permit approval.

This permit was prepared by:

Latisha Birkeland  
Neighborhood Services Manager/City Planner



Neighborhood Services Department  
*Planning, Zoning, Code Enforcement,  
GIS and Building Inspections*

[www.whitewater-wi.gov](http://www.whitewater-wi.gov)  
Telephone: (262) 473-0540

## SITE REVIEW

Plan Commission Meeting Date: February 11, 2013  
Property Owner: Trostel Ltd.  
Applicant: Jayson Irwin  
Property ID Number: /A2089 00001  
Property Address: 736 E. Executive Drive  
Whitewater, WI 53190

**REGARDING:** An approval for a site review in a M-1 General Manufacturing District to allow for the construction of a 9,086 sq. ft. addition for a raw materials warehouse to be located at 736 E. Executive Drive.

The Plan and Architectural Review Commission approved the construction of the addition subject to the following conditions:

1. The applicant shall make the building and site renovations in accordance with the plans dated 01/22/2013 with any changes approved by the Plan Commission on 2/11/2013.
2. Comply with all attached City Engineer comments dated 1/25/2013, including any adjustments agreed upon with Strand Associates per recommendation from Plan Commission.
3. The applicant shall comply with all required building codes and City Codes. State approved plans must be received prior to the issuance of a building permit.
4. All approved landscaping shall be installed no later than six months from date of Certificate of Occupancy.

This permit was prepared by:

---

Latisha Birkeland  
Neighborhood Services Manager / City Planner



Neighborhood Services Department  
*Planning, Zoning, Code Enforcement,  
GIS and Building Inspections*

[www.whitewater-wi.gov](http://www.whitewater-wi.gov)  
Telephone: (262) 473-0540

## CONDITIONAL USE PERMIT

Plan Commission Meeting Date : February 11, 2013  
Property Owner: Trostel Ltd.  
Applicant: Jayson Irwin  
Property ID Number: /A2089 00001  
Property Address: 736 E. Executive Drive  
Whitewater, WI 53190

**REGARDING:** An approval for a conditional use permit (CUP) in an M-1 General Manufacturing Zoning District for the construction of a 54 ft. x 36 ft. (1944 sq. ft.) detached accessory structure to be located on the northeast corner of the property at 736 E. Executive Drive for Trostel Ltd.

Approved subject to the following conditions:

1. The applicant shall comply with all attached City Engineer comments dated 1/25/2013.
2. Allow the extension of the asphalt (33 feet wide x 20 feet in length) from the private drive to the new accessory structure.

This permit was prepared by:

\_\_\_\_\_  
Latisha Birkeland  
Neighborhood Services Manager / City Planner





Neighborhood Services Department  
*Planning, Zoning, Code Enforcement, GIS  
and Building Inspections*

[www.whitewater-wi.gov](http://www.whitewater-wi.gov)  
Telephone: (262) 473-0540

---

To: City of Whitewater Plan and Architectural Review Commission  
From: Latisha Birkeland, Neighborhood Services Manager / City Planner  
Meeting Date: March 11, 2013  
Re: Request requesting a concept review for a conditional use permit of a proposed renovation of the Nelson Salisbury Historic House located at 404 W. North Street into offices/meeting rooms and a caretaker apartment.

---

#### **Summary of Request**

**Requested Approvals:** The applicant, Dr. Suzanne Popke, is requesting a concept review for a conditional use permit of a proposed renovation of the Nelson Salisbury Historic House located at 404 W. North Street into offices/meeting rooms and a caretaker apartment.

**Location:** 404 W. North Street

**Current Land Use:** Vacant (previous use was a fraternity)

**Proposed Use:** Commercial office space, meeting rooms and public space as well as a caretaker apartment.

**Current Zoning:** R-3 Multi-family Residence District

**Proposed Zoning:** No change proposed

**Comprehensive Plan's Current and Future Land Use Designation:** Institutional

#### **Surrounding Zoning and Land Use:**

North, East: R-O Residential Overlay /R-2 One and Two Family Residential; Land Use- Residential

South: R-3 Multi-family Residence District; Land Use- Historic building with business uses inside

West: R-3 Multi-family Residence District; Land-Use-Fraternity

#### **Brief History of Project or Site:**

The historic Nelson Salisbury house located at 404 W. North Street is currently vacant. For many years this site was used as a fraternity. Dr. Popke would like to renovate this vacant house, keeping as much of its historic character as possible. I believe that this community would like to see something done with this property that fits in to the neighborhood. The Plan Commission will review the concept plan / proposed uses for this site and direct the applicant on what use(s) they would consider for a Conditional Use Permit (CUP).

Dr. Popke and I first discussed her plan at the Landmarks Commission meeting. The R-3 Multi-family Residence District requires an approved conditional use permit (CUP) for some of the uses she discussed. I advised her to bring conceptual ideas to the Plan and Architectural Commission to see what type of use(s) would be considered for this property. Her concept plan letter is attached.

Dr. Popke has indicated many possible uses ranging from meeting rooms and offices to care takers residence and short-term guest rooms. She has indicated that the large parlor could be used to display art exhibits, small music performances, etc. The Plan Commission should keep the items below in mind when thinking of possible uses for this property:

- 1) Parking- without a submitted site plan we can estimate that the parking lot can hold 10 spaces. A site plan was found in the property file research. There are different requirements for parking depending on the use. Some uses require more parking than others do, such as having public space for performances, etc. Park Street to the east of this property only allows parking on one side of the street, which is often occupied. Adequate parking should be considered.
- 2) Surrounding land uses – There is residential land use to the north and east of this property. This area has the R-O Zoning Overlay district that restricts unrelated occupancy to a maximum of two unrelated individuals per unit. Adding a more intense use directly next to this neighborhood will directly affect the residential nature of the area.
- 3) Building Code / separation issues – The building code requirements will determine what uses are allowed where, in the structure. Without a full plan submittal, it is hard to tell what may be allowed for building code purposes. The Plan Commission typically reviews land use and does not review items related to building code. I am not suggesting that we change this, but to keep it in mind. Greg Noll, Building Inspector, has reviewed the concept plans and his comments are below:
  - a. The major concern is lack of separation of occupancies.
  - b. The ability to make all areas ADA accessible may be difficult.
  - c. Maintaining required egress for different occupancies could pose challenges
  - d. I have seen situations similar to this request, but the State will perform the full plan review and will make the final determination of compliance with the Commercial building code.
- 4) Exterior Changes – any exterior building changes will need to be reviewed by the Landmarks Commission.

## Next Steps

After discussion with the applicant, the Plan Commission should recommend what uses, if any, Dr. Popke should consider for this property. To officially apply for a Conditional Use Permit, a full set of architectural plans shall be submitted with the application. This would include a site plan, identified uses and use locations within the structure, etc.

Knowing the proposed use will determine the other standards of the code, including parking. Without a specified use(s), a full review of standards identified in the code is almost impossible. Once a completed application is submitted the Plan Commission will review the proposal. The below standards are used when reviewing a Conditional Use Permit:

Standard	Evaluation	Comments
<b>Conditional Use Permit Standards (see section 19.66.050 of zoning ordinance)</b>		
1) The establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of other property.	Subject to further review when detailed plans submitted at later date	Once a full plan is submitted, the standards will be reviewed.
2) Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Subject to further review when detailed plans submitted at later date	Once a full plan is submitted, the standards will be reviewed
3) The conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this ordinance [or through a variance].	Subject to further review when detailed plans submitted at later date	Once a full plan is submitted, the standards will be reviewed

Standard	Evaluation	Comments
4) The conditional use conforms to the purpose and intent of the city master [comprehensive] plan.	Subject to further review when detailed plans submitted at later date	Once a full plan is submitted, the standards will be reviewed
5) The conditional use and structures are consistent with sound planning and zoning principles.	Subject to further review when detailed plans submitted at later date	Once a full plan is submitted, the standards will be reviewed

# 404 W. North & Surrounding Zoning







Neighborhood Services Department  
*Planning, Zoning, Code Enforcement, GIS  
and Building Inspections*

[www.whitewater-wi.gov](http://www.whitewater-wi.gov)  
Telephone: (262) 473-0540

---

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building Community Room, located at 312 W. Whitewater Street on the 11th day of March, 2013 at 6:00 p.m. for conceptual review of a proposed renovation of the Nelson Salisbury Historic House located at 404 W. North Street into offices/meeting rooms and a caretaker apartment for Dr. Suzanne Popke.

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 5:00 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540



Latisha Birkeland, Neighborhood Services Manager/City Planner

BULLDOG INVESTMENTS LLC  
N6927 GREENLEAF CT  
ELKHORN WI, 53121

MARILYN M SMITH  
120 N. PARK ST  
WHITEWATER WI, 53190

BRUCE R BUCHOLTZ, SR  
MARYELLEN BUCHOLTZ  
130 N PARK ST  
WHITEWATER WI, 53190

MICHAEL CIPRIANO  
CRISTINA A PAGE  
136 N PARK ST  
WHITEWATER WI, 53190

GEORGIANNE M LOMBARD  
142 N PARK ST  
WHITEWATER WI, 53190

DAVID HETH  
JENNIFER HETH  
148 N PARK ST  
WHITEWATER WI, 53190

MITCHELL J SIMON  
304 W. MAIN ST  
WHITEWATER WI, 53190

FW PROPERTIES, LLC  
328 W. MAIN ST  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
CITY HALL  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
312 W. WHITEWATER ST  
WHITEWATER WI, 53190

FIRST EVANGELICAL  
LUTHERAN CHURCH  
401 W. MAIN ST  
WHITEWATER WI, 53190

FIRST ENGLISH LUTHERAN CHURCH  
401 W MAIN ST  
WHITEWATER WI, 53190

FIRST ENGLISH LUTHERAN CHURCH  
401 W. MAIN ST  
WHITEWATER WI, 53190

FIRST EVANGELICAL  
LUTHERAN CHURCH  
401 W. MAIN ST  
WHITEWATER WI, 53190

KACHEL 429 WEST MAIN, LLC  
P. O. BOX 239  
WHITEWATER WI, 53190

MAIN STREET WHITEWATER LLC  
W9597 BREIDSAN HILL DR  
WHITEWATER WI, 53190

BLGL, LLC  
1691 MOUNDVIEW PL  
WHITEWATER WI, 53190

BLGL, LLC  
1691 MOUNDVIEW PL  
WHITEWATER WI, 53190

TIMOTHY J DICKINSON  
JEAN A DICKINSON  
115 N. PARK ST  
WHITEWATER WI, 53190

DAVID L RADEMAKER  
MANDI L RADEMAKER  
121 N. PARK ST  
WHITEWATER WI, 53190

FEDERAL HOME LOAN MORTGAGE  
3415 VISION DR  
COLUMBUS OH, 43219

LUCILLE D WAGA REVOCABLE TRUST  
135 N PARK ST  
WHITEWATER WI, 53190

RONNIE J SDANO  
ROBIN L SDANO  
143 N. PARK ST  
WHITEWATER WI, 53190

KIRBY BOCK  
BARBARA B BOCK  
149 N. PARK ST  
WHITEWATER WI, 53190

THAYER A COBURN  
PO BOX 147  
WHITEWATER WI, 53190

JEFFREY RIEDEL  
JOAN M RIEDEL  
W6415 GROGAN RD  
FORT ATKINSON WI, 53538

BRADLEY J MARKHAM  
DIANE E MARKHAM  
142 N. FREMONT ST  
WHITEWATER WI, 53190

CHRISTOPHER R GRADY  
LORI GRADY  
318 W. NORTH ST  
WHITEWATER WI, 53190

JAMES L DISRUDE  
KATHRYN J CASEY  
326 W NORTH ST  
WHITEWATER WI, 53190

BRIAN W VEALE  
330 W. NORTH ST  
WHITEWATER WI, 53190

LAMBDA IOTA ZETA HOUSE CORP  
OF LAMBDA CHI ALPHA FRATERNITY  
C/O ROBERT HAZOD  
13525 W CRAWFORD DR  
NEW BERLIN WI, 53151-0700

FAIRHAVEN CORPORATION  
435 W. STARIN RD.  
WHITEWATER WI, 53190

FAIRHAVEN CORPORATION  
435 STARIN RD  
WHITEWATER WI, 53190

FAIRHAVEN FOUNDATION, INC  
435 W. STARIN RD.  
WHITEWATER WI, 53190



## Conceptual Plan for Nelson Salisbury Historic House

This may be this old house's last chance for survival. It sits waiting today - half its doors and windows broken, no heat, no water, empty booze bottles strewn on the floors, graffiti on its walls, rotting food in abandoned refrigerators, snow piling on the kitchen floor, and a broken toilet sitting in the dining room. But almost 140 years ago it was lovingly built by one of the founders of Whitewater as a wedding gift for his bride using bricks made in Jefferson Wisconsin and designed in the romantic Italianate style of cornices and modillions. He and his wife were married nine months before he died. Salisbury built numerous other historic homes in Whitewater which have survived, yet his own may not make it.

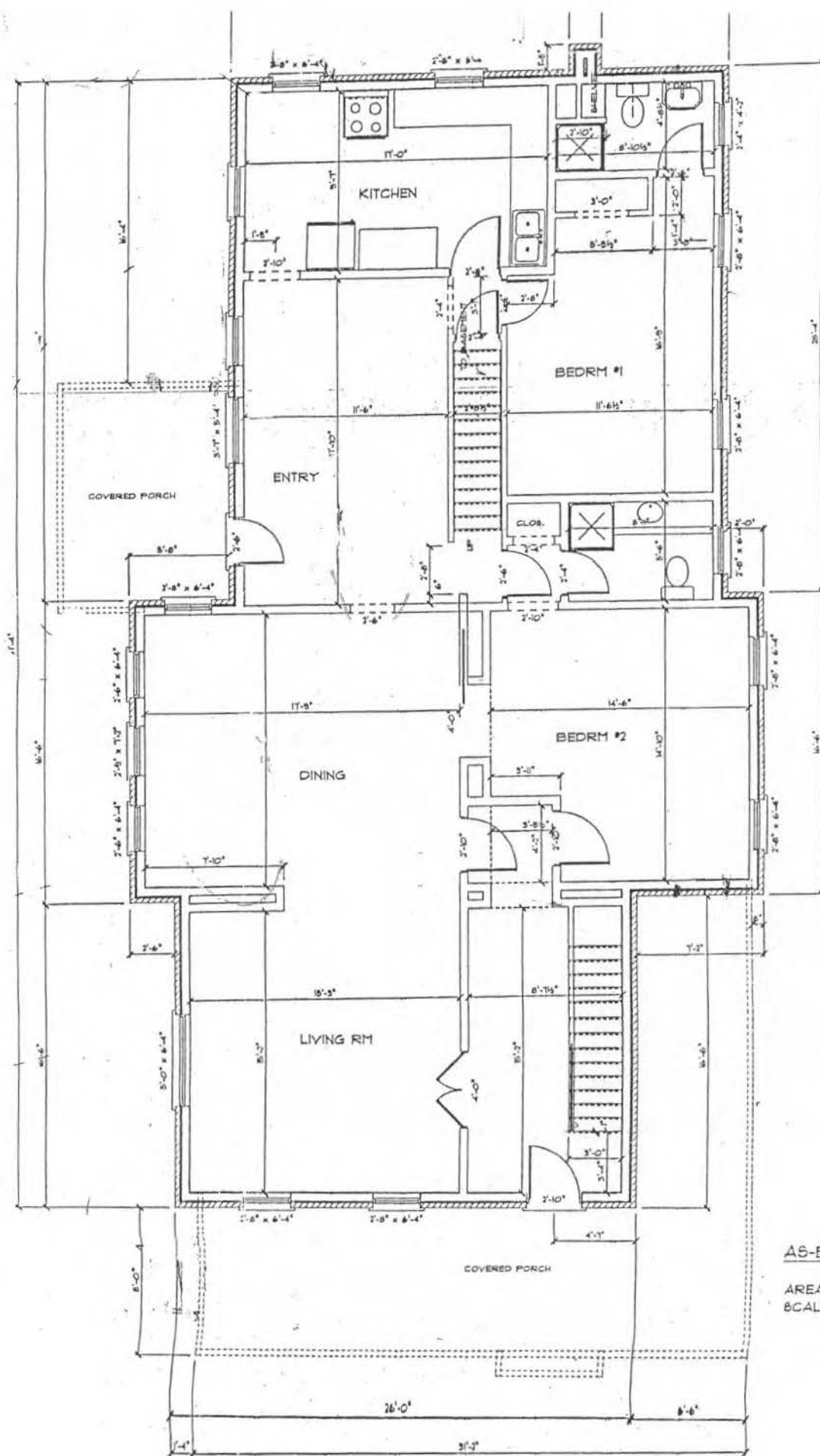
But when you walk in the unlocked back door - the front door is gone and boarded up - this old house has a lot to say. It is still looking to the future. My attached free-hand drawings indicate my ideas for renovating this historic house. The large parlor and entry could be returned to historic period design for public use as meeting area for local groups such as the monthly NAMI (National Association for the Mentally Ill) meetings currently held in Whitewater at my counseling agency's office, or display for historic society exhibits, art exhibits, small music performances, and other community small group events/meetings. The largest first floor bedroom would be turned into an office. I am a local psychologist and would like to have my practice here. I am associated with Psychological Consulting and Evaluation, a private counseling agency headquartered in Mequon, Wisconsin with its Whitewater offices currently in a downtown storefront. These offices could be moved to the renovated house. The smaller first floor bedroom would be used as a multi-purpose meeting room. One bathroom is attached to the proposed office. The other bathroom off the multi-purpose room would be the guest bathroom. The kitchen/dining area would also be renovated for use for community events.

Since the vacant house has been frequently vandalized, including the copper pipes being stolen, I would like to have a caretaker live on site. The plan is to have the largest 2<sup>nd</sup> floor bathroom renovated into a bathroom/kitchenette area and the smallest bedroom used as the caretaker's bedroom. The next biggest bedroom directly across from this would be used as a second bedroom or living area for the caretaker. The front three larger bedrooms could be renovated as rentable office space or classrooms. For example, local homeschooling families have been looking for rentable classroom space. The bathroom centrally located on the 2<sup>nd</sup> floor would be a guest bathroom. The stairs also centrally located on the 2<sup>nd</sup> floor hallway go up to usable attic space which could be renovated into a multi-purpose area or additional living space for the caretaker. Besides use as office space, there has been discussion by our counseling agency to set up the upstairs three largest bedrooms as short-term guest rooms for individuals needing daily counseling treatment or supportive therapeutic retreat.

I would like to renovate the house to keep as much of its historic character as possible. There are many possible uses of this historic house which would contribute to the Whitewater community's history and future, but we have to take action while there is still enough house to save.

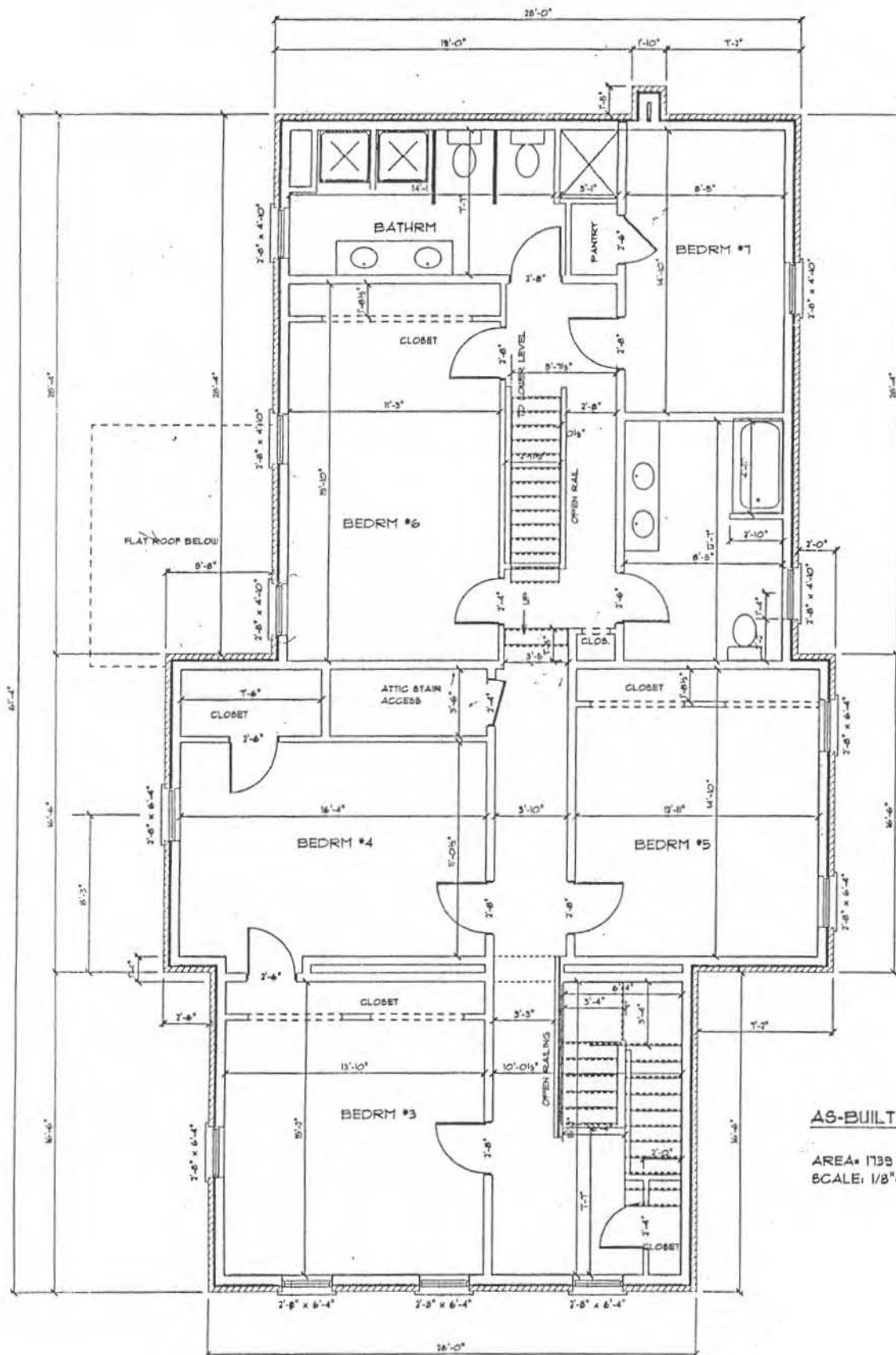
Dr. Suzanne Popke, Whitewater, WI [intsim@idcnet.com](mailto:intsim@idcnet.com)  
[www.Dpopketherapy.com](http://www.Dpopketherapy.com), 262-490-6067

2/11/13



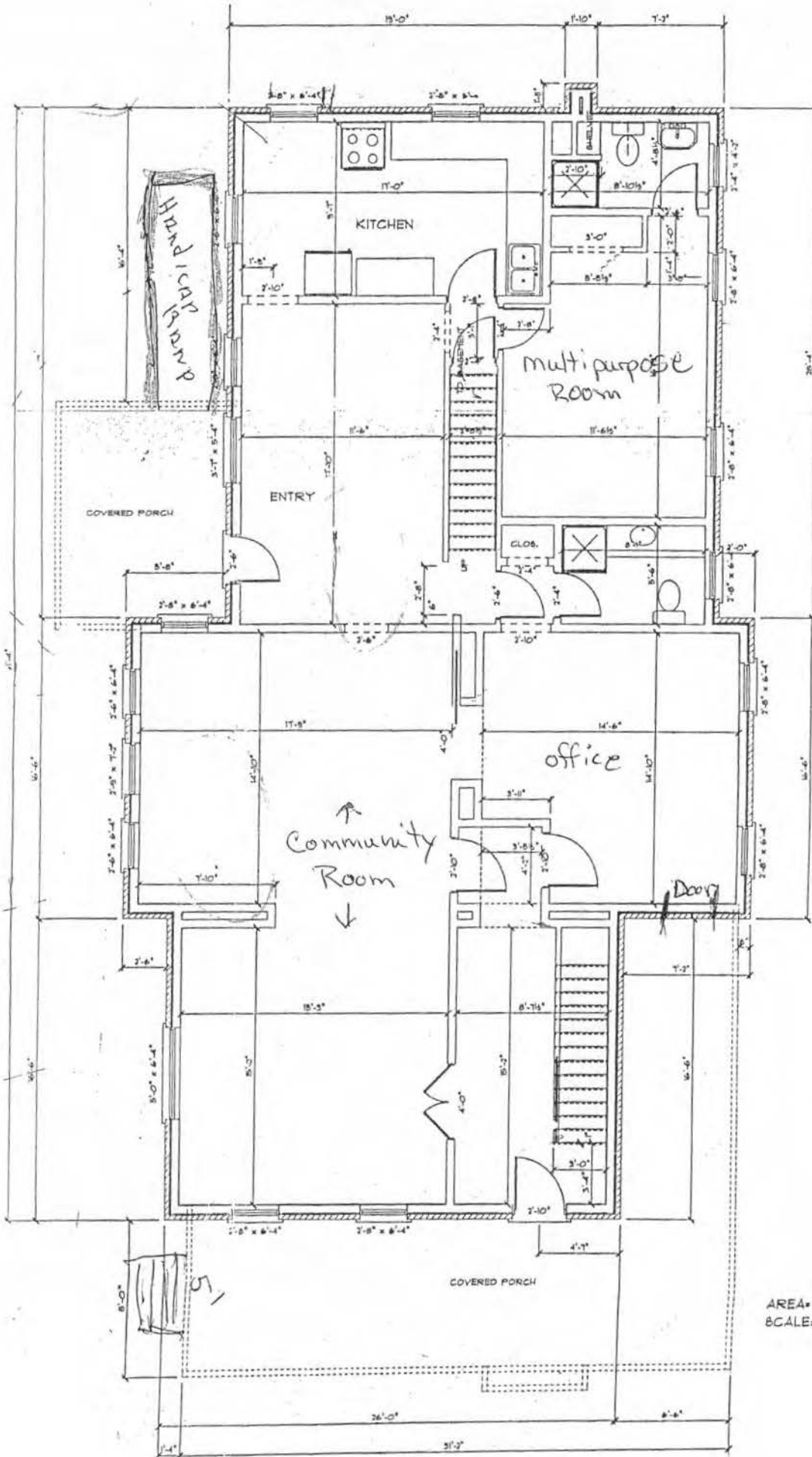
AS-BUILT FIRST FLOOR PLAN

AREA: 1739 SF  
SCALE: 1/8"=1'-0"











Neighborhood Services Department  
*Planning, Zoning, Code Enforcement, GIS  
and Building Inspections*

[www.whitewater-wi.gov](http://www.whitewater-wi.gov)  
Telephone: (262) 473-0540

---

To: City of Whitewater Plan and Architectural Review Commission  
From: Latisha Birkeland, Neighborhood Services Manager / City Planner  
Meeting Date: March 11, 2013  
Re: Request a conditional use permit for the construction of a 1,144 square foot detached garage with porch to be located at 826 W. Walworth Ave.

---

### **Summary of Request**

**Requested Approvals:** The applicant, Craig Pope, is requesting a conditional use permit to construct a 1,144 square foot, two-stall detached garage with a porch. This is 344 square feet more than the maximum size (800 sq. ft.) allowed for a detached accessory structure.

**Location:** 826 W. Walworth Ave

**Current Land Use:** Single Family

**Proposed Use:** No change proposed

**Current Zoning:** R-2 One and Two Family Residential

**Proposed Zoning:** No change proposed

**Comprehensive Plan's Future Land Use Designation:** Single Family Residential

### **Surrounding Zoning and Land Use:**

North, East and West: R-2 One and Two Family Residential; Land Use- Residential

South: B-1 Community Business District; Land Use – Residential

### **Description**

Mr. Craig Pope requested a Conditional Use Permit (CUP) for a 1,560 square foot, three-stall detached garage with porch at the February 11<sup>th</sup>, 2013 Plan and Architectural Review Commission meeting. This proposal removed the existing detached garage on the property. The application was tabled and Mr. Pope was to return to the Plan Commission with a proposed accessory structure at about 1,000 square feet.

Mr. Pope has submitted new plans and is requesting a conditional use permit to construct a 1,144 square foot, two-stall garage with a porch. 1,032 square feet for the garage and 112 square feet for the porch. The summary of the garage square footage on the bottom of the first page of the plan is incorrect. The plans state that the garage is 1,1032 square feet, but it is actually 1,032 square feet.

The proposed garage structure is closer to 1,000 square feet than the previous application. However, the new proposal indicated that the existing garage will stay and be remodeled for storage. Allowing the existing accessory structure to stay on the property will increase the total detached accessory structure square footage to 1,424 square feet. This total is closer to the previous proposal of 1,560 square feet verses the suggested 1,000 square feet.

The City Code Section 19.06.120 (F): *Detached accessory structures are permitted in side and rear yards only. They shall not be closer than ten feet to the principal structure, shall not exceed fifteen feet in height, shall not be larger than ten percent of the side and rear yard lot area (open space) and in no case shall exceed eight hundred square feet in size. Detached accessory structures shall not be closer than five feet to any lot line nor ten feet to any alley line. Any proposed detached accessory structure which is larger than the requirements of this section may be allowed but shall require a conditional use permit.*

Accessory structures are not limited to one building, but the square footage limitation and open space requirement would still have to be met, as a total sum. Allowing the existing structure to stay, not only exceeds the larger than allowed square footage it also exceeds the open space requirement.

#### Setbacks and general information

The plans show that the proposed garage will meet the required five (5) foot setback from the side property line and 10 feet from the alley.

The existing driveway on W. Walworth Ave. will be removed. A new curb and gutter will be installed. The proposed color of the lap siding will be either Biscuit, Tan or Sand. Please see attached information.

#### Percentage of lot

Accessory structures are to be no larger than 10% of the rear and side lot area. The total lot area (open space) is 11,490 square feet; a detached garage should be no larger than 1,149 square feet.

The proposed structure is 1,144 square feet with the attached porch. By itself, the proposed accessory structure meets the open space requirement. The existing garage is 280 square feet; equaling a total of 1,424 square feet for accessory structures. This is 275 feet larger than the maximum allowed for the open space requirement.

#### Trees and fencing

Additional landscaping and fencing is not required when applying for a condition use permit, but Mr. Pope has included these items for the Plan and Architectural Commission to review. A four-foot high picket fence for the front yard and a six foot high side and rear yard cedar or composite fence has been proposed. Even though fences do not require a permit in the City, Mr. Pope is still required to comply with all City ordinances regarding fencing and vision triangles. Please see attached photos. A singular color for the fence may be recommended.

Four evergreen trees will be added close to the west property line. This will buffer the garage from the street view. Existing trees along the east property line shall remain. Mr. Pope intends to remove the brush under the trees.

Staff performed research regarding accessory structure maximum sizes and setbacks in the area. We found that most cities range between 750 – 1000 square feet for the limit of the maximum size of detached accessory structures.

#### **Recommendation on Conditional Use Permit**

As of 4:00 PM on March 6, 2013, the Neighborhood Services Department received comments opposing any detached accessory structure larger than 800 square feet. Comments were received from Barbara Miller on behalf of herself and her husband located at 910 W. Walworth Ave.

Staff review and general approvals have been given from Greg Noll, Building Inspector.

I do not recommend approval of the project unless the existing garage is removed from the site. The square footage of both structures almost equal the square footage of the first proposal.

If the existing accessory structure is removed from the plan, the total accessory structure square footage is closer to what the Plan Commission suggested. The proposed structure exceeds the code requirement, but does meet the open space requirement. The proposal is still quite large for the property and the neighborhood. I recommend that the Plan Commission require that the proposed structure, including the porch, be reduced to 1,000 square feet or under.

Pending comments received at the public hearing, if the Plan and Architectural Review Commission recommends approval of the conditional use permit for Mr. Pope to construct a 1,144 square foot detached garage with porch to be located at 826 W. Walworth Ave, I recommend the following conditions apply:

1. Reduce the size of the proposed structure to 1,000 square feet or under.
2. The applicant shall apply for a building permit and comply with all required building Codes.
3. The existing accessory structure shall be removed from the property prior to issuing the building permit for the new accessory structure. A separate permit will be needed for the removal of the existing accessory structure.
4. The applicant shall comply with all City Codes.
5. The applicant shall have one year from the date of building permit issuance to complete the project as indicated, pending any changes from the Plan Commission.
6. Landscaping shall be required as indicated on the plan.

#### Analysis of Proposed Project

Standard	Evaluation	Comments
<b>Conditional Use Permit Standards (see section 19.66.050 of zoning ordinance)</b>		
The establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of other property.	No	The proposed garage exceeds the 800 square foot maximum requirement by 344 square feet. Allowing a large structure and a smaller accessory structure on the property to total 1,424 square feet may create a nuisance to neighboring property owners.
Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	Access would come off the alley. All items have been provided prior to this application.
The conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this ordinance [or through a variance].	Yes	This structure exceeds the total square footage allowed for a detached accessory structure. A Conditional Use Permit may be granted to allow exceptions to this rule. No variance is needed.



Standard	Evaluation	Comments
The conditional use conforms to the purpose and intent of the city master [comprehensive] plan.	Yes	The Comprehensive Plan identifies the site as an area for one and two family residential use. The use of the property is not changing. Detached accessory structures are not specifically identified in the Comprehensive Plan.
The conditional use and structures are consistent with sound planning and zoning principles.	Yes and no	<p>Detached accessory structures are allowed within the Code in R- 2 medium density residential areas.</p> <p>Large detached accessory structures that exceed the maximum requirement should be looked at for neighborhood continuity and within the planning scope in general.</p>



Neighborhood Services Department  
*Planning, Zoning, Code Enforcement, GIS  
and Building Inspections*

[www.whitewater-wi.gov](http://www.whitewater-wi.gov)  
Telephone: (262) 473-0540

---

NOTICE OF PUBLIC HEARING

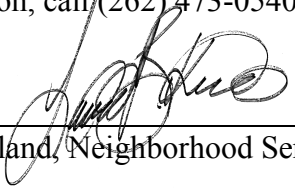
TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 11th day of March, 2013 at 6:00 p.m. to continue the public hearing for the consideration of conditional use permit for the construction of a 114~~9~~4 sq. ft. detached garage with porch to be located at 826 W. Walworth Ave. for C. A. Pope. (This is 340 sq. ft. more than the maximum size (800 sq. ft.) allowed for a detached accessory structure).

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 5:00 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540

  
\_\_\_\_\_  
Latisha Birkeland, Neighborhood Services Manager/City Planner

/BIR 00014  
CRAIG A POPE  
P. O. BOX 2467  
JANESVILLE WI 53547-0000

/BIR 00015  
CRAIG A POPE  
PO BOX 2467  
JANESVILLE WI 53547-0000

/BIR 00016  
CRAIG A POPE  
PO BOX 2467  
JANESVILLE WI 53547-0000

/BIR 00017  
D&L TRIEBOLD TRUST  
N7618 ENGEL RD  
WHITEWATER WI 53190-0000

/BIR 00017A  
CRAIG L STAUFFER  
SHARON M STAUFFER  
437 S WHITON ST  
WHITEWATER WI 53190-0000

/BIR 00018  
ARTHUR GRAHAM  
429 S WHITON ST  
WHITEWATER WI 53190-0000

/BIR 00018A  
TIMOTHY L BUTCHER  
PATRICE A BUTCHER  
421 S WHITON ST  
WHITEWATER WI 53190-0000

/BIR 00019  
TIMOTHY J FREDRICKSON  
JOYCE ROGAN  
W3246 LAKE FOREST LN  
LAKE GENEVA WI 53147-0000

/BIR 00020  
ARTHUR M COLEMAN  
403 S WHITON ST  
WHITEWATER WI 53190-0000

/BIR 00033  
EILEEN MEYER  
N1010 PECHOUS LN  
WHITEWATER WI 53190-0000

/BIR 00034  
LESLIE J HYNUM  
MARY C HYNUM  
215 E CLAY ST  
UNIT 45  
WHITEWATER WI 53190-0000

/BIR 00034A  
RODNEY D & DONNA M BERG  
TRUST  
1716 TURTLE MOUND LN  
WHITEWATER WI 53190-0000

/BIR 00035  
JEFFREY S MILES  
INGER J MILES  
958 W. CHARLES ST  
WHITEWATER WI 53190-0000

/BIR 00036  
ROBERT L GAVERS  
LUCILLE A GAVERS  
13211 CHARLES RD  
WOODSTOCK IL 60098-0000

/BIR 00045  
STEVEN R SMITH  
JANNA D SMITH  
919 W. CHARLES ST  
WHITEWATER WI 53190-0000

/BIR 00046  
ANNE M DENNIS  
404 S. WHITON ST  
WHITEWATER WI 53190-0000

/BIR 00046A  
GREGORY A ADKINSON  
DIANA L ROGERS-ADKINSON  
418 S. WHITON ST  
WHITEWATER WI 53190-0000

/BIR 00046B  
SUSAN M SWOBODA  
426 S. WHITON ST  
WHITEWATER WI 53190-0000

/BIR 00046C  
JUAN M GOMEZ  
MARIA D GOMEZ  
MARTIN GOMEZ  
410 WHITON ST  
WHITEWATER WI 53190-0000

/BIR 00047  
THOMAS FAMILY TRUST  
910 W. WALWORTH AVE  
WHITEWATER WI 53190-0000

/BIR 00047A  
LAURIE K MURPHY  
438 S. WHITON ST  
WHITEWATER WI 53190-0000

/BIR 00047B  
TIMOTHY A KLINGMAN  
RHONDA J KLINGMAN  
430 S. WHITON ST  
WHITEWATER WI 53190-0000

/BIR 00047C  
TAMMY L STEVENSON  
904 W. WALWORTH AVE  
WHITEWATER WI 53190-0000

/CL 00109  
KICH PROPERTIES LLC  
N6927 GREENLEAF CT  
ELKHORN WI 53121-0000

/CL 00110  
THOMAS H PAULL  
MARGARET H PAULL  
420 JANESVILLE ST  
WHITEWATER WI 53190-0000

/T 00005  
DEAN STEARNS  
MARY STEARNS  
917 W. WALWORTH AVE  
WHITEWATER WI 53190-0000

/T 00006  
JAROD J GOEHL  
AMANDA M GOEHL  
909 W WALWORTH ST  
WHITEWATER WI 53190-0000

/T 00007  
LADWIG & VOS INC  
140 LONG MEADOW DR  
BURLINGTON WI 53105-0000

/T 00008  
ROBERT R ARDELT, SR  
CONNIE A RIDGE  
835 WALWORTH AVE  
WHITEWATER WI 53190-0000

/T 00009  
CRAIG A POPE  
PO BOX 2473  
JANESVILLE WI 53547-0000

/T 00009A

VICTOR T BELLRICHARD  
ANEASA M BELLRICHARD  
825 W WALWORTH AVE  
WHITEWATER WI 53190-0000

/T 00009B

RAYMOND STRITZEL TRUST  
530 SOUTH JANESVILLE AVE  
WHITEWATER WI 53190-0000

/WUP 00294

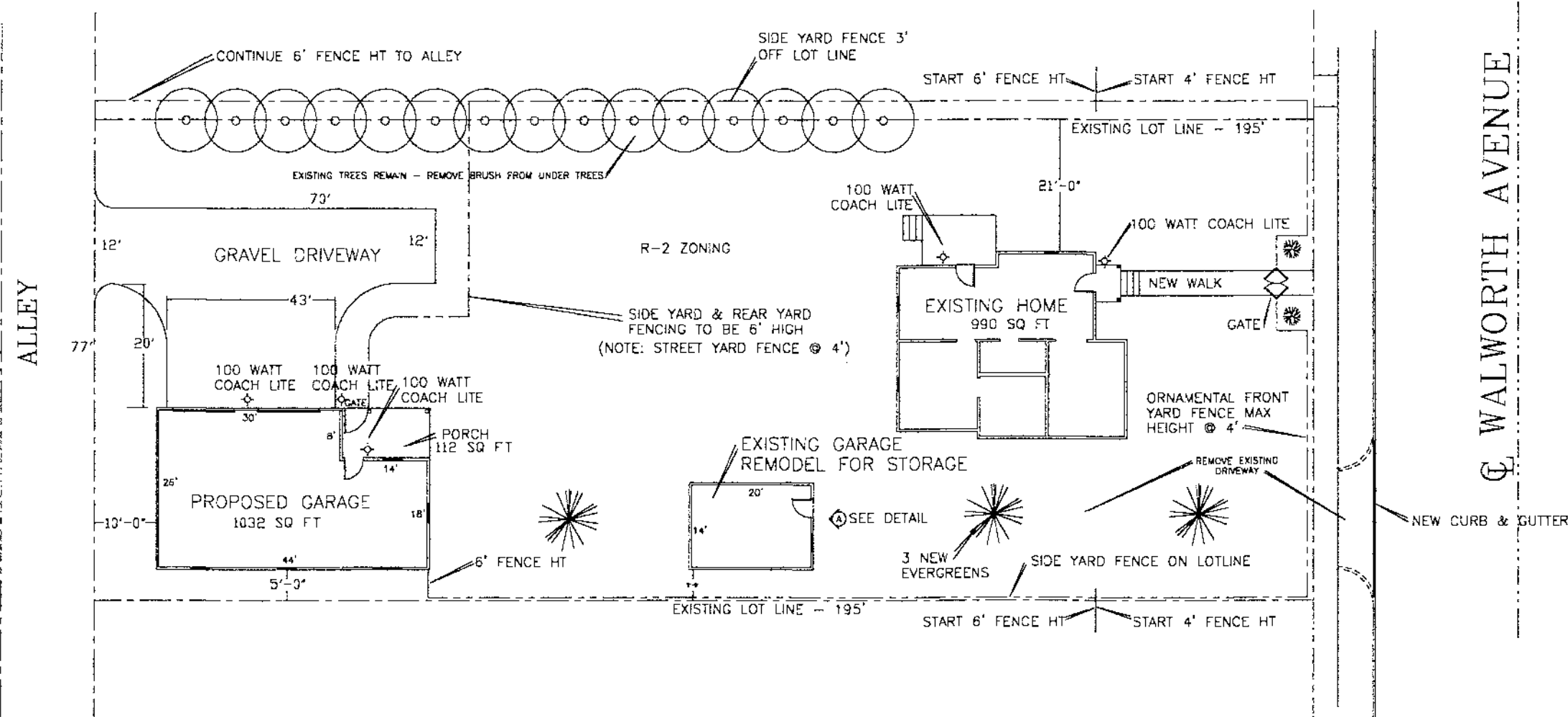
ELIZABETH L MEYER REVOC TRUST  
STANLEY C MEYER FAMILY TRUST  
645 W HARPER  
WHITEWATER WI 53190-6611

/WUP 00294A

WW VETERINARY BUILDING, LLC  
527 S. JANESVILLE ST  
WHITEWATER WI 53190-0000

/WUP 00295

ELIZABETH L MEYER REVOC TRUST  
STANLEY C MEYER FAMILY TRUST  
645 W HARPER  
WHITEWATER WI 53190-6611



826 W. WALWORTH AVE. WHITEWATER, WI



RESIDE ENTIRE BUILDING TO MATCH HOME

STORAGE BUILDING - SOUTH ELEVATION

REMOVE EXISTING OVERHEAD DOOR  
INSTALL 3' DOOR AND WINDOW

SCALE 1/4" = 1'-0"

THIS IS NOT A SUVEY BUT A  
DRAWING PREPARED FROM MEASUREMENTS  
TAKEN ON SITE



SCALE: 1" = 10'

R-2 ZONING DISTRICT

LOT AREA = 15,062 sq ft

FOOTPRINT

Home: 990 sq ft

Porch/Deck = 187 sq ft

Garage = 1,1032 sq ft

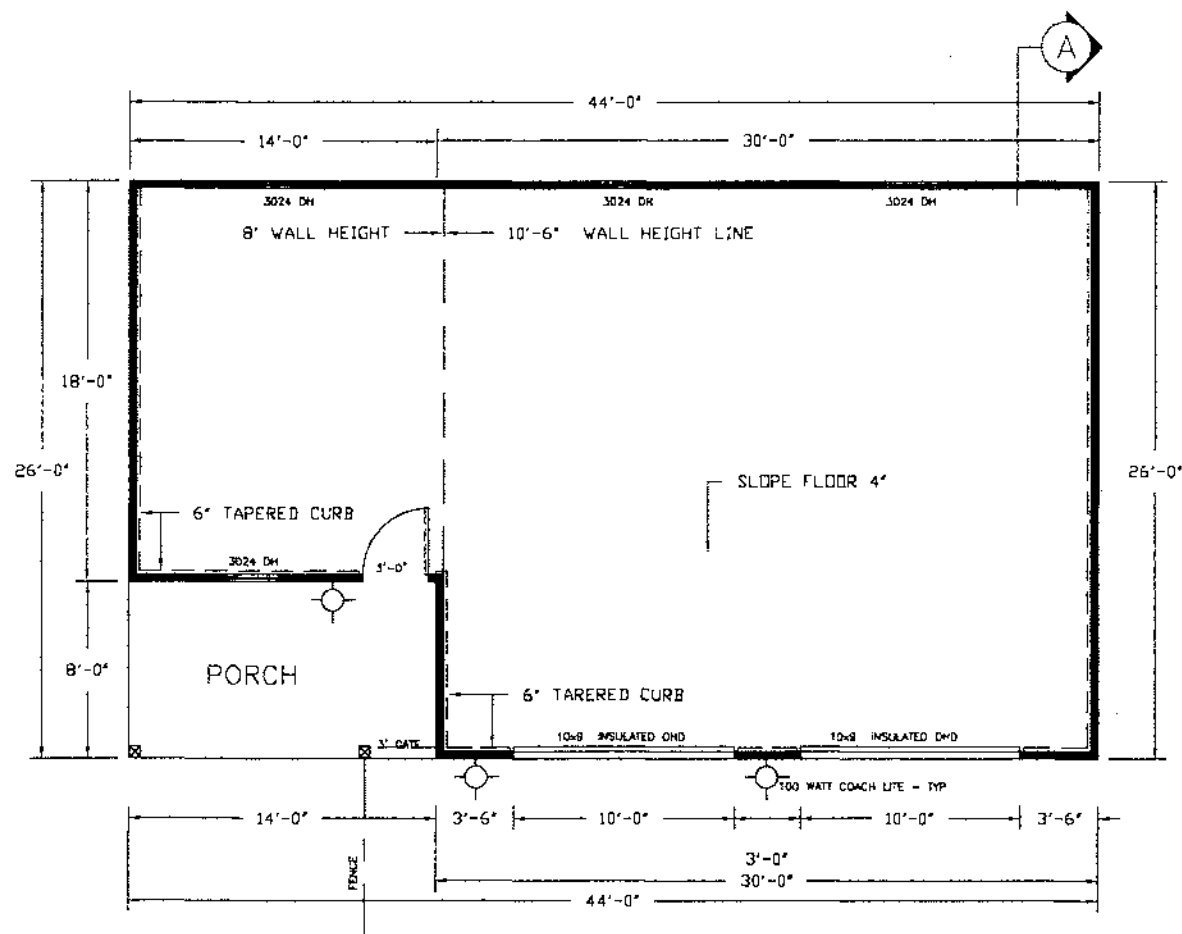
Garage Porch = 112 sq ft

Storage Building = 280 sq ft

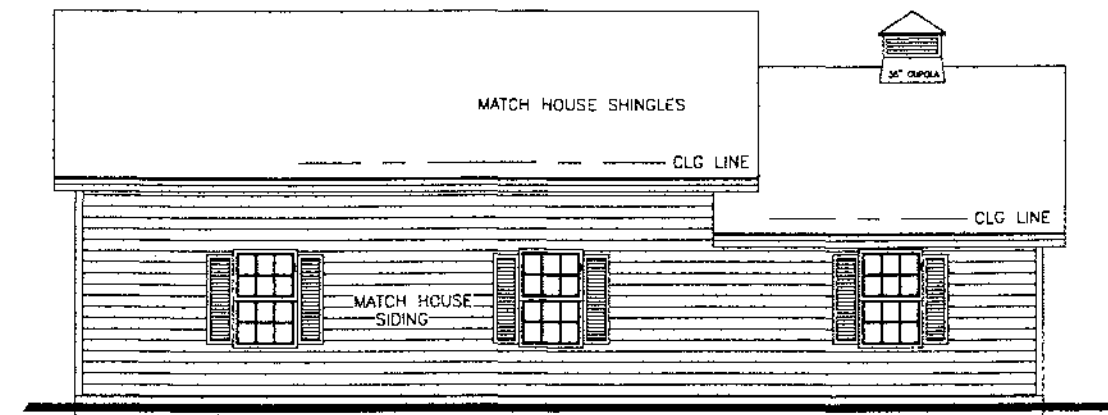
REVISED: FEBRUARY 19, 2013  
REVISED: JANUARY 21, 2013  
REVISED: JANUARY 12, 2013

CRAIG POPE RESIDENCE CELL # (414) 217-9933  
826 W. WALWORTH AVE. WHITEWATER, WI 53190

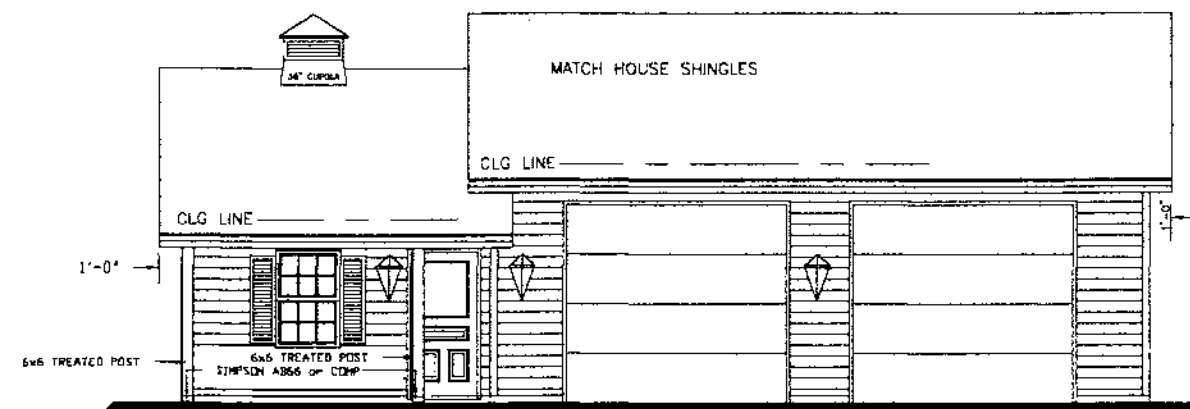
DATE: NOV2012  
ID # 12-11-13A PAGE 1/2 SCALE 1/8" = 1'-0" PLAN # 12-11-13



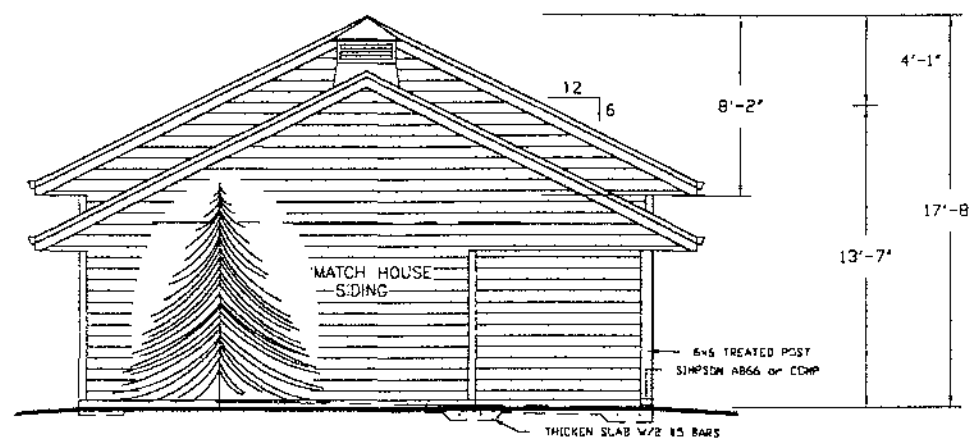
FLOOR PLAN



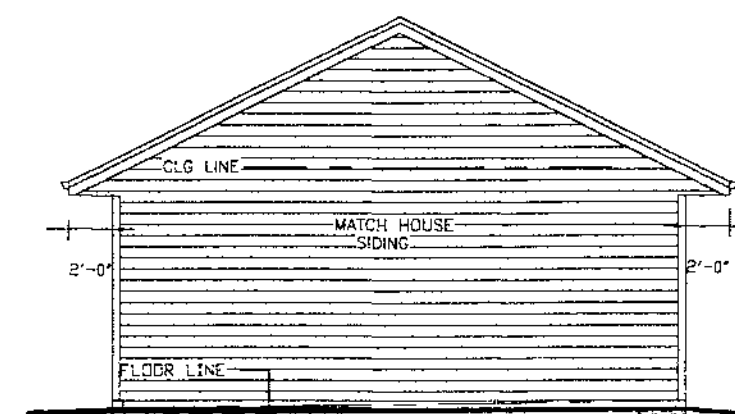
WEST ELEVATION



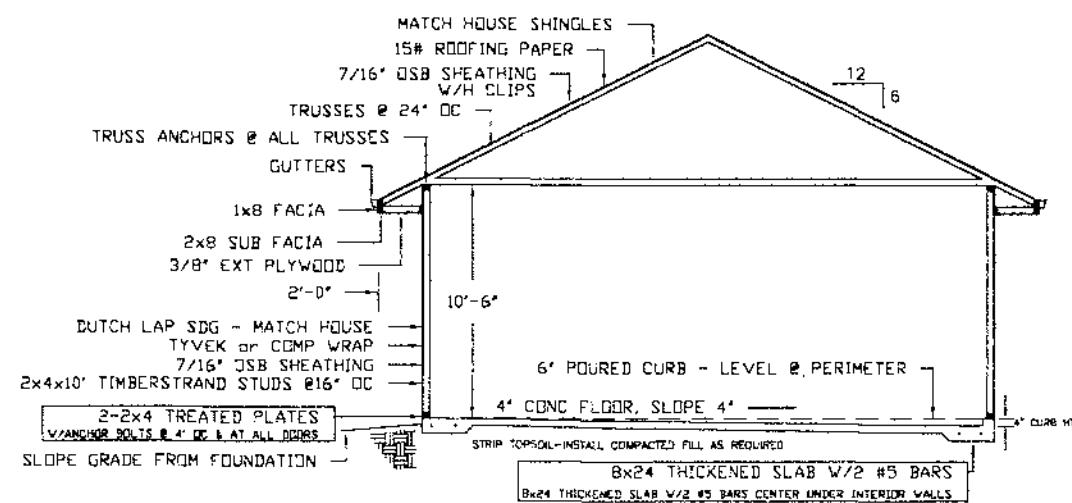
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



SECTION A

# DETACHED GARAGE PLAN

REVISED: FEBRUARY 19, 2013  
 REVISED: JANUARY 21, 2013  
 REVISED: JANUARY 12, 2013  
 CRAIG POPE RESIDENCE CELL # (414) 217-8953  
 826 W. WALWORTH AVE. WHITEWATER, WI 53190



Neighborhood Services Department  
*Planning, Zoning, Code Enforcement, GIS  
and Building Inspections*

[www.whitewater-wi.gov](http://www.whitewater-wi.gov)  
Telephone: (262) 473-0540

### NOTICE OF PUBLIC HEARING

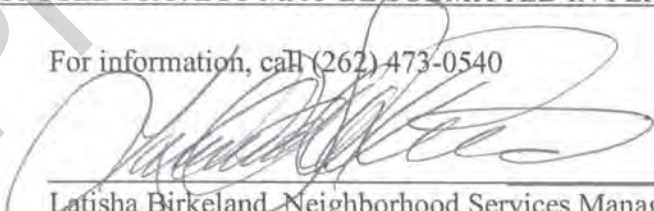
TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 11th day of February, 2013 at 6:00 p.m. to hold a public hearing for the consideration of conditional use permit for the construction of a 1560 sq. ft. detached garage with porch to be located at 826 W. Walworth Ave. for C. A. Pope. (This is 760 sq. ft. more than the maximum size (800 sq. ft.) allowed for a detached accessory structure).

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 5:00 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540

  
\_\_\_\_\_  
Latisha Birkeland, Neighborhood Services Manager/City Planner

CRAIG A POPE  
P. O. BOX 2473  
JANESVILLE WI, 53547

CRAIG A POPE  
PO BOX 2473  
JANESVILLE WI, 53547

CRAIG A POPE  
PO BOX 2473  
JANESVILLE WI, 53547

D&L TRIEBOLD TRUST  
N7618 ENGEL RD  
WHITEWATER WI, 53190

CRAIG L STAUFFER  
SHARON M STAUFFER  
437 S WHITON ST  
WHITEWATER WI, 53190

ARTHUR GRAHAM  
429 S WHITON ST  
WHITEWATER WI, 53190

TIMOTHY L BUTCHER  
PATRICE A BUTCHER  
421 S WHITON ST  
WHITEWATER WI, 53190

TIMOTHY J FREDRICKSON  
JOYCE ROGAN  
W3246 LAKE FOREST LN  
LAKE GENEVA WI, 53147

ARTHUR M COLEMAN  
403 S WHITON ST  
WHITEWATER WI, 53190

EILEEN MEYER  
N1010 PECHOUS LN  
WHITEWATER WI, 53190

LESLIE J HYNUM  
MARY C HYNUM  
215 E CLAY ST  
UNIT 45  
WHITEWATER WI, 53190

RODNEY D & DONNA M BERG TRUST  
1716 TURTLE MOUND LN  
WHITEWATER WI, 53190

JEFFREY S MILES  
INGER J MILES  
958 W. CHARLES ST  
WHITEWATER WI, 53190

ROBERT L GAVERS  
LUCILLE A GAVERS  
13211 CHARLES RD  
WOODSTOCK IL, 60098

STEVEN R SMITH  
JANNA D SMITH  
919 W. CHARLES ST  
WHITEWATER WI, 53190

ANNE M DENNIS  
404 S. WHITON ST  
WHITEWATER WI, 53190

GREGORY A ADKINSON  
DIANA L ROGERS-ADKINSON  
418 S. WHITON ST  
WHITEWATER WI, 53190

SUSAN M SWOBODA  
426 S. WHITON ST  
WHITEWATER WI, 53190

JUAN M GOMEZ  
MARIA D GOMEZ  
MARTIN GOMEZ  
410 WHITON ST  
WHITEWATER WI, 53190

THOMAS FAMILY TRUST  
910 W. WALWORTH AVE  
WHITEWATER WI, 53190

LAURIE K MURPHY  
438 S. WHITON ST  
WHITEWATER WI, 53190

TIMOTHY A KLINGMAN  
RHONDA J KLINGMAN  
430 S. WHITON ST  
WHITEWATER WI, 53190

TAMMY L STEVENSON  
904 W. WALWORTH AVE  
WHITEWATER WI, 53190

KICH PROPERTIES LLC  
N6927 GREENLEAF CT  
ELKHORN WI, 53121

THOMAS H PAULL  
MARGARET H PAULL  
420 JANESVILLE ST  
WHITEWATER WI, 53190

DEAN STEARNS  
MARY STEARNS  
917 W. WALWORTH AVE  
WHITEWATER WI, 53190

JAROD J GOEHL  
AMANDA M GOEHL  
909 W WALWORTH ST  
WHITEWATER WI, 53190

LADWIG & VOS INC  
140 LONG MEADOW DR  
BURLINGTON WI, 53105

ROBERT R ARDELT, SR  
CONNIE A RIDGE  
835 WALWORTH AVE  
WHITEWATER WI, 53190

CRAIG A POPE  
PO BOX 2473  
JANESVILLE WI, 53547



VICTOR T BELLRICHARD  
ANEASA M BELLRICHARD  
725 W WALWORTH AVE  
WHITEWATER WI, 53190

RAYMOND STRITZEL TRUST  
530 SOUTH JANESVILLE AVE  
WHITEWATER WI, 53190

ELIZABETH L MEYER REVOC TRUST  
STANLEY C MEYER FAMILY TRUST  
645 W HARPER  
WHITEWATER WI, 53190-1100

WW VETERINARY BUILDING, LLC  
527 S. JANESVILLE ST  
WHITEWATER WI, 53190

ELIZABETH L MEYER REVOC TRUST  
STANLEY C MEYER FAMILY TRUST  
645 W HARPER  
WHITEWATER WI, 53190-1100

Previously Submitted



Neighborhood Services Department  
Planning, Zoning, GIS, Code Enforcement  
and Building Inspections

[www.whitewater-wi.gov](http://www.whitewater-wi.gov)  
(262) 473-0143

## CONDITIONAL USE PERMIT APPLICATION

Address of Property: 826 W. WALNORTH AVE  
Owner's Name: C A POPE  
Applicant's Name: C.A. POPE  
Mailing Address: P.O. B 2467  
Phone #: 414-217-9953 Email: capope1ac@yahoo.com  
Legal Description (Name of Subdivision, Block and Lot of other Legal Descriptions):  
BIR 00016

### Existing and Proposed Uses:

Current Use of Property: RESIDENTIAL  
Zoning District: R-2  
Proposed Use: RESIDENTIAL

**NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of the month. All complete plans must be in by 4:00 p.m. four weeks prior to the meeting.**

### Conditions

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. "Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be affected. "Conditional Uses" may be subject to time limits or requirements for periodic review by staff.

## APPLICATION REQUIREMENTS

THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO CONSIDER THE APPLICATION COMPLETE:

1. Statement of use, including type of business with number of employees by shift.
2. Scaled plot plan with north arrow, showing proposed site and all site dimensions.
3. All buildings and structures: location, height, materials and building elevations.
4. Lighting plan: including location, height, type, orientation of all proposed outdoor lighting – both on poles and on buildings. Photometric plans may be required.
5. Elevation drawings or illustrations indicating the architectural treatment of all proposed buildings and structures.
6. Off-street parking: locations, layout, dimensions, circulation, landscaped areas, total number of stalls, elevation, curb and gutter.
7. Access: pedestrian, vehicular, service. Points of ingress and egress.
8. Loading: location, dimensions, number of spaces, internal circulation.
9. Landscaping: including location, size and type of all proposed planting materials.
10. Floor plans: of all proposed buildings and structures, including square footage.
11. Signage: location, height, dimensions, color, materials, lighting and copy area.
12. Grading /drainage plan of the proposed site.
13. Waste disposal facilities: storage facilities for the storage of trash and waste materials.
14. Outdoor storage, where permitted in the district: type, location, height of screening devices.

**\*\*Four (4) full size, Twenty (20) 11x17, and 1 Electronic Copy** (include color where possible) site plan copies, drawn to scale and dimensioned.

### STANDARDS FOR REVIEW AND APPROVAL

The Plan and Architectural Commission shall use the following standards when reviewing applications for conditional uses. The applicant is required to fill out the following items and explain how the proposed conditional use will meet the standard for approval.

STANDARD	APPLICANT'S EXPLANATION
A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property.	YES
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	YES
C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance.	YES
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	YES

\*\*Refer to Chapter 19.66 of the City of Whitewater Municipal Code, entitled CONDITIONAL USES, for more information.

Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed: \_\_\_\_\_

TO BE COMPLETED BY THE NEIGHBORHOOD SERVICES DEPARTMENT

- 1) Application was filed and the paid fee at least four weeks prior to the meeting. \$100.00 fee filed on 1/14/13. Received by: J. Wegner Receipt #: 6.010229
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on 1-31-13.
- 3) Notices of the Public Hearing mailed to property owners on 1-28-13.
- 4) Plan Commission holds the PUBLIC HEARING on 2-11-13. Public comments may also be submitted in person or in writing to City Staff.
- 5) At the conclusion of the Public Hearing, the Plan Commission will make a decision.

ACTION TAKEN:

Condition Use Permit: Granted \_\_\_\_\_ Not Granted \_\_\_\_\_ By the Plan and Architectural Review Commission

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Plan Commission Chairperson

\_\_\_\_\_  
Date



## Purpose and need of proposed garage 826 West Walworth Avenue

The purpose of this statement is to give an explanation of our need for the garage at 826 West Walworth Ave per the request of Latisha C.D.A.

The submittal shows the size of the 3plus car garage, not exceeding the city of Whitewater's building code requirements. The existing site is the summation of the 2 homes to the west. I plan to move my family from our home in Janesville to this residence. The home is small for a family of five. I wish to maintain the integrity of this civil war era home therefore I'm choosing not to add on to it. Homes of this period did not have attached garages that are commonly built today.

We will need additional storage for a variety of items including my grandfathers 49 GMC. I will utilize a portion of the garage to finalize the restoration of this vehicle/family heirloom. We have three plus vehicles for personal use and yard maintenance equipment we will store in the garage. Seasonal usage items such as bicycles, baby pools, patio furniture ect. will be stored in this garage.

Relocating to Whitewater will allow me to focus my efforts on the redevelopment of Five Points BP at 804/808/818 West Walworth Ave. My wife Cathleen has been heading up the effort on development of the building at 514 South Janesville. She is currently exploring an exciting business opportunity for this location. Residing in Whitewater offers my family the convenience needed to undertake these projects.

The proposed garage will also create an attractive buffer to the Five Points BP redevelopment for the neighbors to the west.

Thank you for your consideration and time.

Craig Pope





(2) Examples of 6' side yard fence  
to be either cedar or composite



Old World Restoration & Picket Fences  
140 Mason Street, Newport, Victoria, Australia, 3015  
Phone: +61 (03) 9399 1900 | Fax: +61 (03) 9399 1800



### About Old World

Our business has been established over 20 years and is one of the leading feature fence companies in Australia. We are one of the very few companies that still mortice all the joints on our fencing; this and our great workmanship have helped make our company into one of the leaders in the industry. Old World offer a free, no obligation measure and quote onsite, or you can come into our showroom at 140 Mason Street, Newport, and speak to one of our friendly staff.



### Our Products

We offer fences in two timber products - cypress pine and hardwood. All of our morticing, pickets and even our steel frame gates are constructed in our factory at Mason Street, so you are dealing directly with the manufacturer. Although the picket fence remains one of the most popular styles of fencing, we also offer Emu woven wire, fretwork features and ripple iron which are becoming increasingly popular and suit a diverse range of homes. [Read more](#)



### Latest News

At Old World we have a long standing business relationship with Emu Wire Industries. Emu Wire are a wholly Australian company that supply quality woven wire fencing and ornamental gates. Gates can be made to your specifications and their colour range is vast. You can see all of their products at [emuwireindustries.com.au](http://emuwireindustries.com.au)

1 2 3

FRONT + SIDE YARD fence 4'

[Home](#) | [Products](#) | [Gallery](#) | [All Fences](#) | [Contact Us](#)

Old World Restoration and Picket Fences: Fences, gates, verandahs, design & installation.

© 2011 Old World Restoration & Picket Fences. All rights reserved.



Bing





# Distinctively Different In Every Way

The LP SmartSide product line features a variety of Lap Siding Solutions, all available in 16-foot lengths for fewer seams and faster installation. Lap offerings are available in three of our product collections. Each grouping offers a variety of unique styles and profiles.



## Cedar Shakes

### The Luxurious Look Of Real Cedar Shakes

- The affordable way to deliver the look of real cedar
- Easy installation of lap siding
- Staggered or straight edge options in one versatile piece
- Staggered edges create a lively, textured effect
- An eye-catching alternative to the linear uniformity of conventional siding
- Suitable for an entire house or as a decorative accent with any siding
- Pre-primed for exceptional paint adhesion
- Treated with our proprietary SmartGuard® process to help prevent fungal decay and termite damage
- Works and cuts like traditional wood, no special tools required
- Reduced maintenance over time versus actual cedar
- Available in fiber substrate

Available as part of Architectural Collection



## Colonial Beaded

### Classic American Style Meets Modern American Ingenuity

- Classic American style in smooth or cedar finishes
- Drip lines cast crisp shadows for maximum curb appeal
- Pre-primed for exceptional paint adhesion
- 16' length for faster installation and fewer seams
- Treated with our proprietary SmartGuard® process to help prevent fungal decay and termite damage
- Works and cuts like traditional wood, no special tools required
- Available in fiber substrate

Available as part of Architectural Collection





## 12" Bold Profiles

### Striking Profiles, Remarkable Detail

- Distinctive double 5" and triple 4" profiles
- Shiplap edges make product easier to level and apply
- Pre-primed for exceptional paint adhesion
- Resistant to twisting, splitting, cracking and delaminating
- 16' length for faster installation and fewer seams
- Manufactured with our proprietary SmartGuard® process to help prevent fungal decay and termite damage
- Works and cuts like traditional wood, no special tools required
- Available in fiber substrate

Available as part of Architectural Collection

## 16" Bold Profiles

### Distinctive Width, Rich Textures

- Distinctive extra-wide siding in quad 4", triple 5" and double 8" profiles
- Shiplap edges make product easier to level and apply
- Pre-primed for exceptional paint adhesion
- Resistant to twisting, splitting, cracking and delaminating
- 16' length for faster installation and fewer seams
- Manufactured with our proprietary SmartGuard® process to help prevent fungal decay and termite damage
- Works and cuts like traditional wood, no special tools required
- Available in fiber substrate

Available as part of Architectural Collection



# Color Chart

*Diamond*  *Kote*™

## Standard Colors



WHITE



BEIGE



BISCUIT



TAN



SAND



FRENCH GRAY



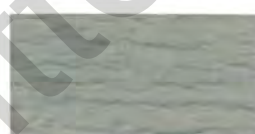
PEWTER GREEN



OYSTER SHELL



CLAY



PELICAN



PLATINUM



SEAL



BUNGALOW



CINNABAR

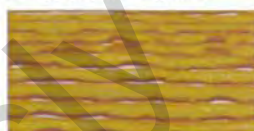


OLIVE

## Premium Colors



**Diamond-Kote™**  
has the ability to  
create custom colors  
to suit any project.



CEDAR



REDWOOD



MAPLE



MAHOGANY



CHESTNUT



WEATHERED WOOD

## Available Soffit Colors



FOREST GREEN



CHOCOLATE



WHITE



BISCUIT



TERRA BRONZE



COFFEE



PEWTER GREEN



OYSTER SHELL

Colors May Vary Slightly from the Actual Color.

## 12" Bold Profiles

### Genuine Detail

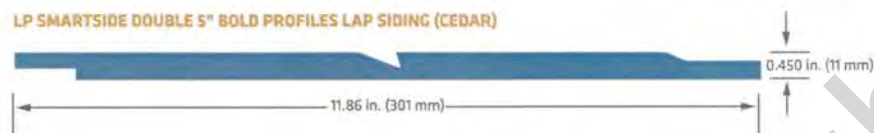
- Distinctive Triple 4" and Double 5" profiles
- Shiplap edges make it easier to level and apply
- Pre-primed for exceptional paint adhesion
- 16' length results in faster installation
- Available in fiber substrate

Available as part of Architectural Collection

#### LP SMARTSIDE® TRIPLE 4" BOLD PROFILES LAP SIDING (CEDAR)



#### LP SMARTSIDE DOUBLE 5" BOLD PROFILES LAP SIDING (CEDAR)



TEXTURE	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS
CEDAR	16 FT. (192 IN.) (4877 MM)	11.86 IN. (301 MM)	0.450 IN. (11 MM)

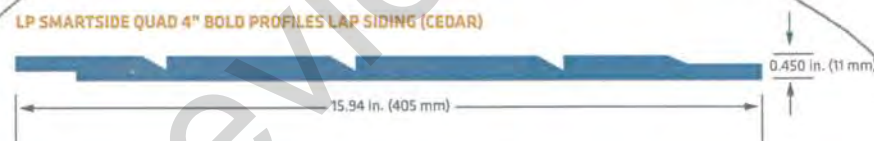
## 16" Bold Profiles

### Choices That Make A Statement

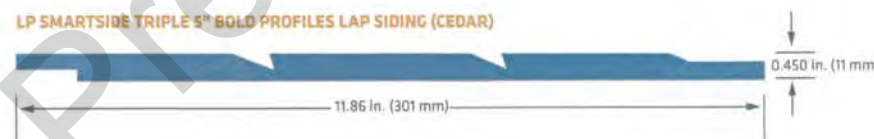
- This extra-wide 16" siding comes in three profiles: Quad 4", Triple 5" and Double 8"
- Pre-primed for exceptional paint adhesion
- 16' length results in faster installation
- Available in fiber substrate

Available as part of Architectural Collection

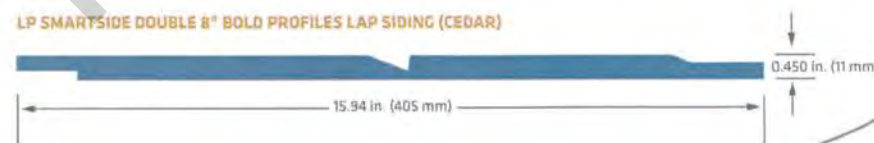
#### LP SMARTSIDE QUAD 4" BOLD PROFILES LAP SIDING (CEDAR)



#### LP SMARTSIDE TRIPLE 5" BOLD PROFILES LAP SIDING (CEDAR)



#### LP SMARTSIDE DOUBLE 8" BOLD PROFILES LAP SIDING (CEDAR)



TEXTURE	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS
CEDAR	16 FT. (192 IN.) (4877 MM)	15.94 IN. (405 MM)	0.450 IN. (11 MM)

Metric units are rounded to the nearest millimeter. \*Special order items require minimum quantity and extended lead times.